



*Plan and Zoning Commission
Staff Report
Meeting Date: January 3, 2017*

Agenda Item: Public Hearing/Action: SW Plaza Parkway Neighborhood Prairie Trail PUD
Amendment
Report Date: December 22, 2016 *ESC*
Prepared By: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approve the request to rezone property owned by DRA Properties, LC to Neighborhood Commercial and Residential Mixed Use Neighborhood.

Project Summary:

DRA Properties, LC is requesting an amendment to a portion of the Prairie Trail PUD. The location of the proposed PUD amendment is generally located near the northeast corner of SW Irvinedale Drive and SW Oralabor Road, south of SW Prairie Trail Parkway.

The original Prairie Trail PUD and Master Plan document was approved in 2007. The Prairie Trail PUD Land Use Plan map shows the subject area as Business Park. The proposed amendment includes revisions to the Prairie Trail Master Plan Land Use Plan to change Outlot X of the subject area from Business Park to Neighborhood Commercial and Outlot Y from Business Park to Residential Mixed Use Neighborhood.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property.

Public Hearing:

On December 20th, 2016 the Plan and Zoning Commission opened and continued a public hearing on the proposed Prairie Trail PUD Amendment. Rezoning signage was not posted prior to the public hearing on December 20th, therefore the Commission chose to ask the applicant to post the required signage for the January 3rd meeting and continue the public hearing.

There were no questions or concerns from the Commission or from the public on the rezoning request. A complete recap of the Staff's presentation can be found in the minutes from the December 20th, 2016 meeting.

Summary:

The applicant has submitted the required petitions to initiate this rezoning process and there were not any questions or concerns brought up at the first portion of the public hearing. Therefore, staff is recommending that the Plan & Zoning Commission recommend City Council approve the request to rezone property owned by DRA Properties, LC to Neighborhood Commercial and Residential Mixed Use Neighborhood.